



Hillcrest Close, Epsom

The **PERSONAL** Agent



# Price Guide £680,000

## Freehold

- Four Bedrooms
- Two Bathrooms
- Popular Cul De Sac
- Tandem Garage & Parking
- Potential to Extend (STPP)
- No Onward Chain
- Close to Epsom Downs
- Open Plan Accommodation
- Ample Built in Storage
- South Westerly Facing Garden



Set in a delightful quiet residential cul de sac between Epsom High Street and Epsom Downs this is a fantastic four bedroom family home. Offered to the market with no onward chain, the property offers large rooms which are flooded with light from the huge picture windows. With a sunny, south westerly facing rear garden and an integral tandem garage with scope to convert if desired (STPP), we would highly recommend arranging a viewing at your earliest convenience. **THIS PROPERTY IS UNDER OFFER.**

Offered to the market with no onward chain this spacious home must be viewed to be fully

appreciated. The ground floor is dominated by the huge open plan lounge/diner which overlooks the rear garden, with the kitchen located at the front of the house and a downstairs w/c and utility cupboard accessed from the entrance hallway.

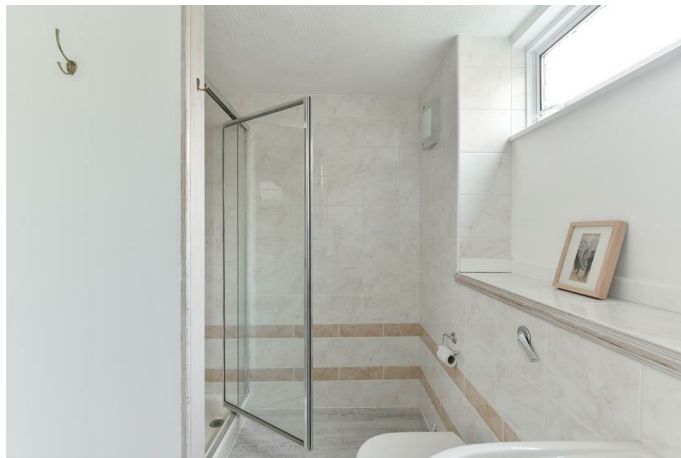
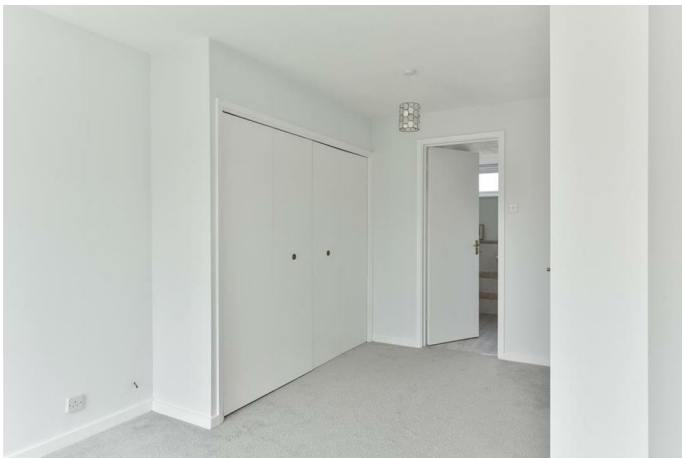
The upstairs there are ample built-in wardrobes and additional storage. The property also offers a family bathroom and an en suite to the master bedroom.

There are pretty gardens to the front and rear. The back garden enjoys a sunny south westerly aspect and is a particularly good size. The plot is wider than many of the neighbouring homes and may offer

scope to extend to the side if desired (STPP).

Location: Hillcrest Close is a peaceful residential cul de sac of modern family homes. Located on the favoured side of Epsom, the property is well positioned for local schools and it is possible to walk up onto the world renowned Epsom Downs racecourse. The property provides easy access to the M25 at Reigate Hill as well as rail links at nearby Epsom Downs Station and Epsom's mainline station.

Tenure - Freehold  
Council tax band - F









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



